



**DURHAMGATE**

*a place for everyone*



## **BRAND NEW OFFICE SPACE TO LET**

From 1,295 To 6,200 sq ft | Available In 2022 | DL16 6YJ



# Welcome to DurhamGate

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**DurhamGate is one of the region's largest mixed-use developments and offers occupiers a range of flexible property solutions, for retail and leisure space, drive-thru, care home, offices, light industrial and family homes.**

Having established itself as a thriving employment-led destination, DurhamGate is now home to a range of global, national and local brands, including Stanley Black & Decker, Boots, Thorn Lighting, Livin and Learning Curve.

DurhamGate also benefits from a range of local amenities including Marston's family pub, a petrol filling station and numerous fast food restaurants.

Strategically located in the heart of North East England DurhamGate benefits from high quality transport infrastructure, as well as superfast broadband, helping ensure seamless connections for both work and life.



**44**

Companies on-site



**1,500+**

Employees on-site



**683**

New homes



**1,500+**

Residents on-site





# Specification

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**DurhamGate offers office occupiers the opportunity to own or lease brand new office space from 1,295 - 6,200 sq ft in one of the region's prospering business communities.**

Following on from Learning Curve basing their brand new, 23,000 sq ft HQ at DurhamGate, this latest phase of office space can be ready to occupy in spring 2022.

All of the office space will be finished to a high specification with the flexibility to be fitted out to suit the specific needs of occupiers.

- ✓ Open Plan Space from 1,295 - 6,200 sq ft
- ✓ Flexible Floor Plates
- ✓ Air Conditioning
- ✓ PIR LED Lighting
- ✓ Exposed Services
- ✓ Floor To Ceiling Glazing
- ✓ Private Entrance & Reception Area
- ✓ Access Control System
- ✓ Super Fast Broadband
- ✓ Target EPC A
- ✓ 19 On-Site Car Spaces
- ✓ EV Charging Point



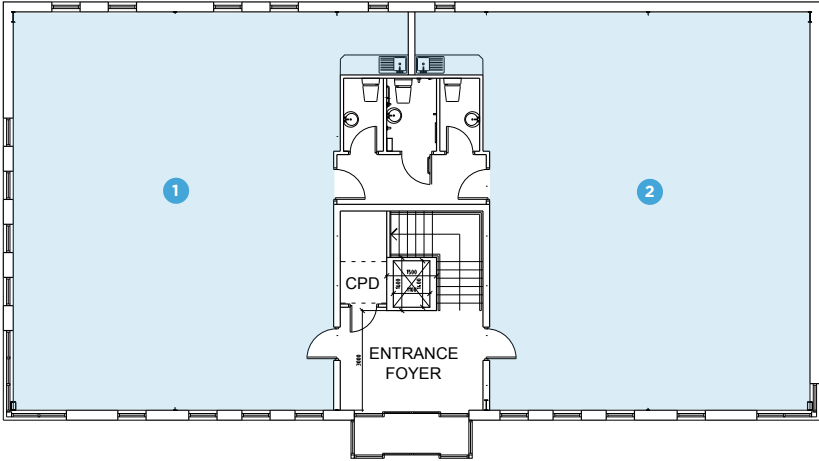
# Floor Plans

## Schedule of Areas Office Space

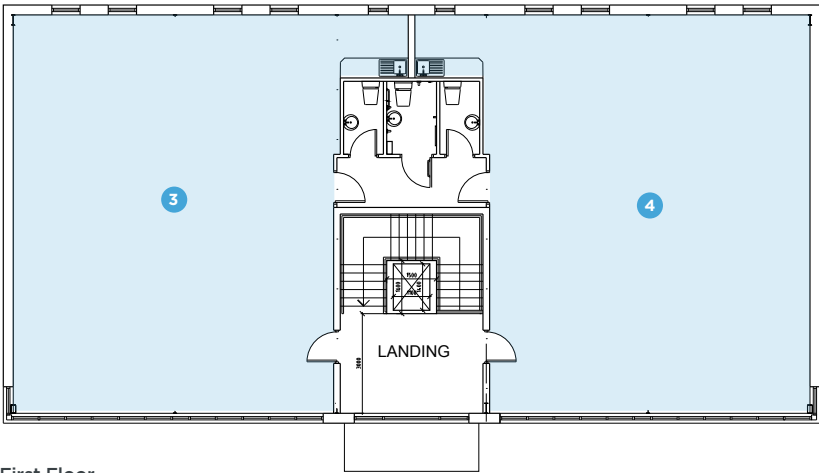
Entrance Foyer	140 sq ft (13 sq m)
First Floor Landing	140 sq ft (13 sq m)
Suite 1	1,295 sq ft (120.5 sq m)
Suite 2	1,295 sq ft (120.5 sq m)
Suite 3	1,295 sq ft (120.5 sq m)
Suite 4	1,295 sq ft (120.5 sq m)
NIA	5,460 sq ft (507 sq m)
GIA	6,200 sq ft (576 sq m)

Ground Floor Ceiling Height	2.7m
First Floor Ceiling Height	2.7m (Rising to 3.8m)

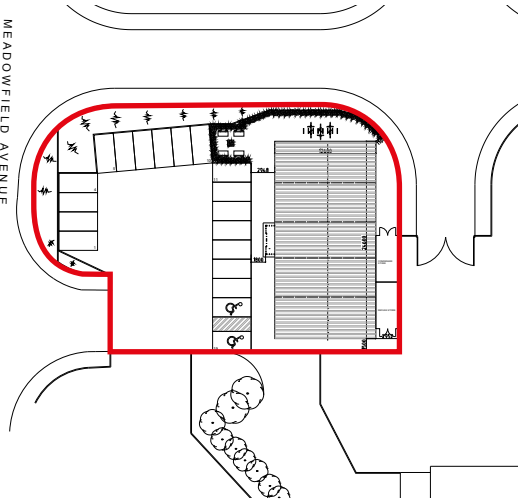
Plot Size	0.29 acres (1,180 sq m)
Dedicated Car Parking	19 spaces (1:288 sq ft)



Ground Floor



First Floor





# Masterplan

 **Brand New Grade-A Office Space**  
To Let From 1,295 To 6,200 sq ft

## Development Plots

- 1 29 Acres Mixed Use Development
- 2 0.75 Acre Drive Through
- 3 14,225 sq ft Retail and Leisure
- 4 22,500 sq ft Grade A Offices
- 5 65 Bed Care Home Plot

## Occupiers

- 6 Learning Curve
- 7 Stanley Black & Decker
- 8 Green Hills Business Park
- 9 Boots
- 10 Enterprise City
- 11 Livin Housing Ltd
- 12 Durham County Council
- 13 Durham Police HQ - In Planning
- 14 Partner Construction
- 15 Thorn Lighting
- 16 CHEP
- 17 Fire Station

## Amenities

- 18 Fox Cub Pub
- 19 Costa Coffee
- 20 Dominos Pizza
- 21 McDonalds
- 22 Starbucks
- 23 Petrol Station (Inc Subway & Greggs)
- 24 KFC
- 25 Burger King
- 26 Coach & Horses Pub

## Residential

- 27 Acorns - 120 Homes
- 28 Taylor Wimpey - 269 Homes
- 29 Eve Lane Executive Homes - 28 Homes
- 30 Persimmon - 153 Homes
- 31 New Homes in Planning - 113
- 32 Livin - 39 Bungalows - In Planning





# Occupiers

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**DurhamGate's reputation as a successful mixed-use destination is stronger than ever and the range of local, regional, national and international brands that choose to operate from here are testament to this.**

The scale of opportunity, quality of environment and strategic location that has attracted these companies means anyone considering locating in the North East should put DurhamGate on their shortlist.

- Learning Curve
- Stanley Black & Decker
- G4S
- Boots
- Sharpsmart
- Park Electrical
- Livin Housing Ltd
- Thorn Lighting
- Durham Police
- Partner Construction



# The Region

Located 5 miles south of Durham City, between the conurbations of Tyneside & Teesside, DurhamGate is perfectly located for employment and enjoyment.



## By Car

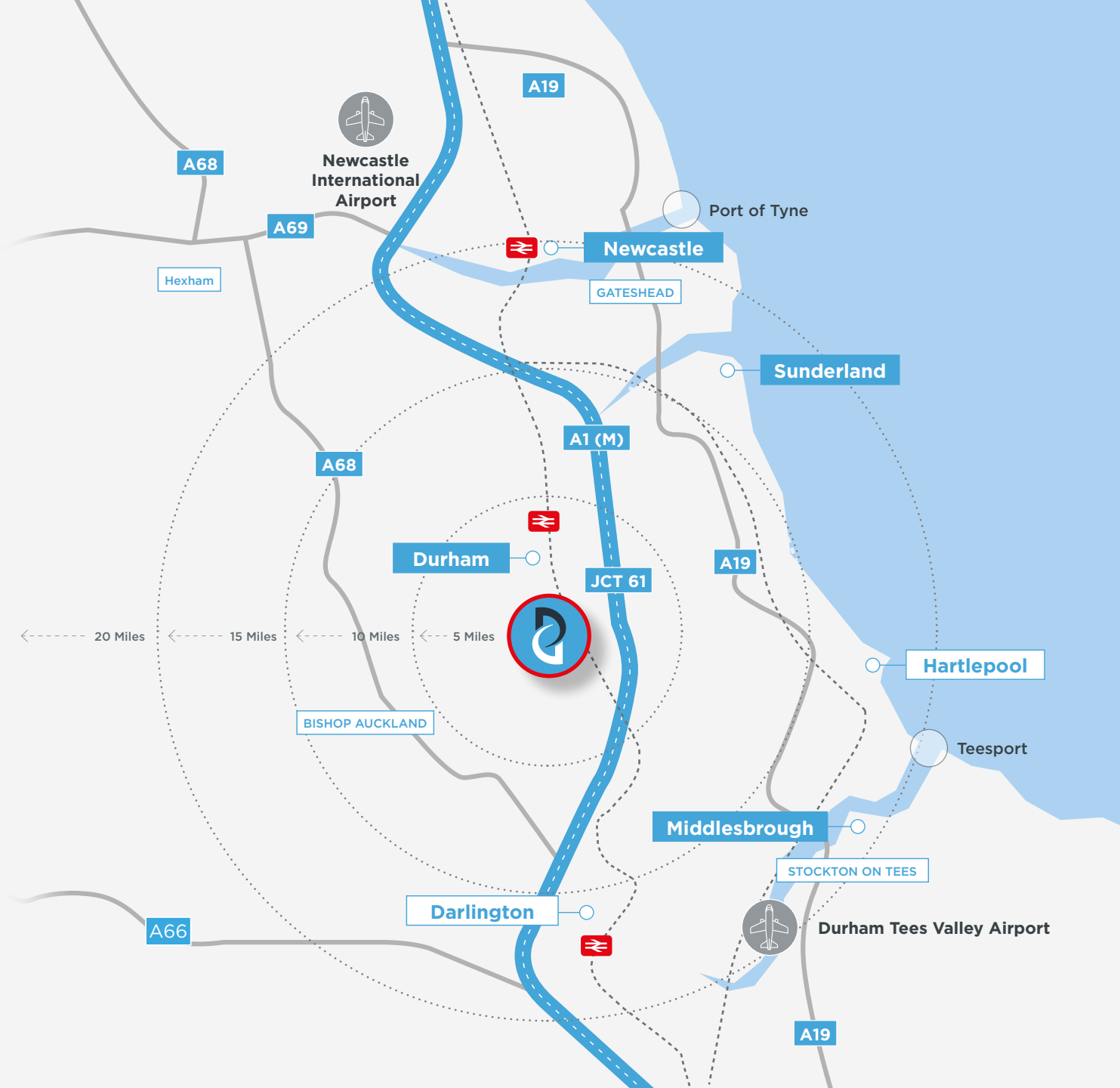
Situated adjacent to the A167

5 mins	➤ To Junction 61 of the A1 (M)
10 mins	➤ To Sedgefield
11 mins	➤ To Bishop Auckland
12 mins	➤ To Durham
21 mins	➤ To Stockton-on-Tees
24 mins	➤ To Hartlepool
40 mins	➤ To Newcastle



## By Train (From Durham)

12 mins	1 hr 40 mins
To Newcastle Central	To Edinburgh
40 mins	2 hrs 40 mins
To Newcastle Airport	To King's Cross





# Demographics

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**With over half a million people living within 10 miles, DurhamGate sits at the heart of the region and offers easy access to high-quality skills and employment across a broad range of sectors.**

This is complemented by the talent pool created by the region's five universities, including the world-class Russell Group University of Durham, all of which are home to 105,000 students.



**49,000**  
City residents



**36,000**  
Working residents



**124,000**  
Residents within five miles



**3.8m**  
Visitors annually



**2.56m**  
People within 60 miles



**17,500**  
Durham University Students





# The Developer

**The Arlington Group of companies has a strong track record and reputation for delivering strategically important regeneration projects in the North East, having attracted in excess of £250,000,000 of inward investment, created local employment and established strong communities.**

These include DurhamGate, a 90-acre mixed-use development supporting over 1,500 jobs and providing quality new homes for hundreds of families.

Our focus on regeneration is also evident in Durham city centre both at Freemans Reach, on the eastern bank of the River Wear and Milburngate on the opposite riverside.

Freemans Reach saw us deliver new HQ offices for Her Majesty's Passport Office and National Savings & Investments, complete with its own hydro turbine generating renewable electricity from the power of the river. The development secured 1,200 jobs and saw the creation of a new riverside walk and public square with café bar.

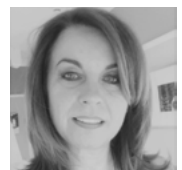
Milburngate on the western bank of the river is a brand new 6-acre city quarter located next to Durham railway station, providing over 450,000 sq ft of new, mixed-use development including a 92 bed hotel, boutique cinema, 153 luxury apartments, 60,000 sq ft of bars and restaurants, 230,000 sq ft of office space and 600 car parking spaces.



**Allan Cook**  
Founder



**Dean Cook**  
Property Developments Director



**Julie Cook**  
Financial Controller



# DURHAMGATE

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[WWW.DURHAMGATE.COM](http://WWW.DURHAMGATE.COM)



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A DEVELOPMENT BY



This brochure is intended purely as a guide. All information contained within has been checked and is understood to be correct at the time of publication. These particulars do not form part of an offer or contract. 18/02/21.